



Station Road, Tumby Woodside, Boston, PE22 7SL

- REFURBISHED, well presented and SPACIOUS 750 sq ft HOUSE, end terrace of only 4 properties, in a HAMLET LOCATION, and is ONLY a COUNCIL tax band 'A'
- PARKING on private DRIVE, OUTBUILDINGS: detached concrete sectional store room & attached brick store
- Open plan LOUNGE with wooden floorboards, FEATURE FIREPLACE incl oak mantle & NEW WOOD/multi fuel BURNER
- NEW BATHROOM incl separate shower & glass shower screen over offset bath, waterfall taps, NEW EN-SUITE incl fully wall tiled, corner quadrant shower, illuminated & heated mirror
- THREE bedrooms (incl TV aerials to each bedroom), TWO modern bath/shower rooms
- REAR GARDEN, SECLUDED and fully fenced, LOW MAINTENANCE having external light, power (2 double sockets) & water tap
- Dual aspect NEW KITCHEN DINER incl Flavel electric RANGE COOKER (ceramic 5 ring hob, double oven, separate grill), BUILT IN APPLIANCES: fridge, freezer, dishwasher, washer dryer
- UPVC double glazed incl external doors, CENTRAL HEATING with annually serviced boiler, ELECTRICAL CERTIFICATION, NEW carpets

Price £155,000

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DESCRIPTION

This is a refurbished, well presented and spacious three bedroom (incl TV aerials to each bedroom), two modern bath/shower rooms, 750 sq ft house, an end terrace of only 4 properties, with parking on private drive, low maintenance rear garden that is secluded and fully fenced (also having detached sectional concrete store room & attached brick store outbuildings, external light, 2 double power sockets & water tap, as well as secure pedestrian access to the front), yet is only a council tax band 'A', all in a desirable hamlet location.

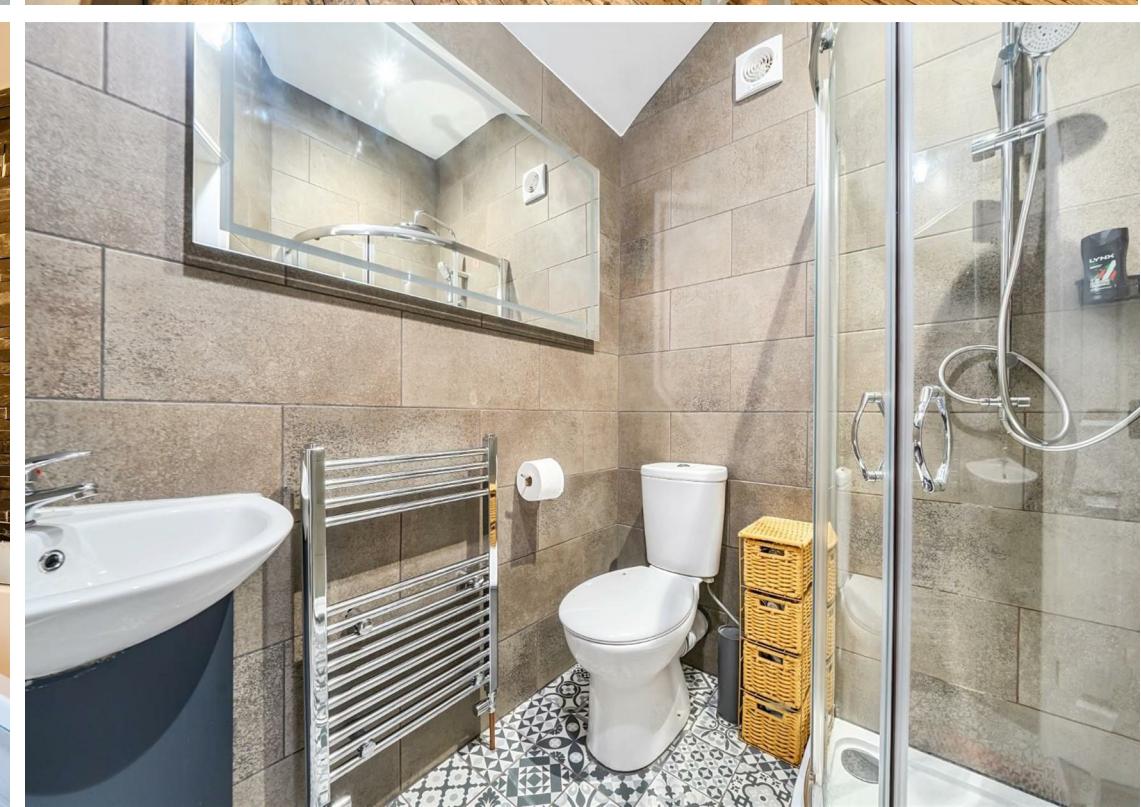
It also benefits from UPVC double glazing incl external doors, central heating with annually serviced boiler, electrical certification, fibre broadband, new carpets, and is offered freehold.

The property consists of entrance, open plan lounge (with wooden floorboards, feature fireplace incl oak mantle & new wood/multi fuel burner), dual aspect new kitchen diner (incl soft closure units, display lighting, Flavel electric range cooker with ceramic 5 ring hob, double oven & separate grill, built in appliances: fridge, freezer, dishwasher & washer dryer, space for table & chairs, and wooden floorboards), rear lobby (with built in full height double fronted cupboard) and new bathroom (incl separate shower & glass shower screen over offset bath, waterfall taps, pedestal hand basin & low level close coupled toilet).

Upstairs is the landing, master bedroom (with period cast iron display fireplace), new en-suite (incl fully wall tiled, corner quadrant shower with monsoon and flexible shower heads, illuminated & heated mirror), bedrooms two & three, all bedrooms having TV aerials.

This countryside hamlet location is only two and a half miles to the very well serviced village of Mareham-Le-Fen which has a store/post office, thatched roof public house, fish & chip shop, large community centre, primary school, and it is only eight miles to the tree lined resort of Woodhall Spa, home of the National Golf Centre.





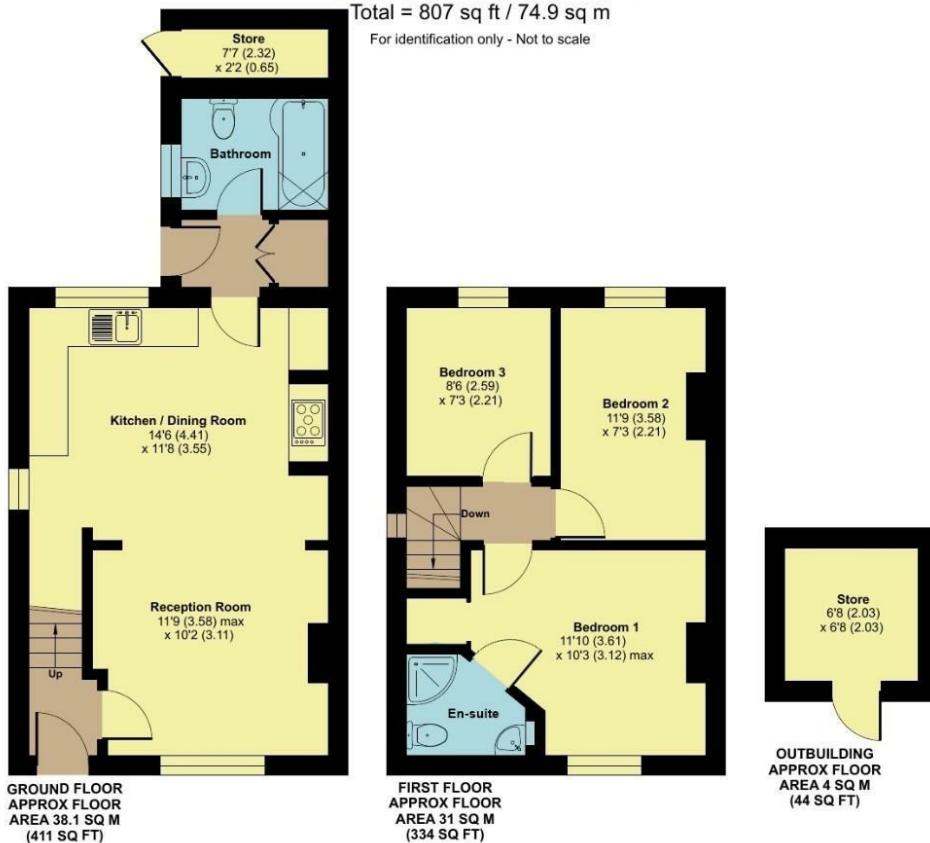
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Approximate Area = 745 sq ft / 69.2 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 807 sq ft / 74.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcicom 2026. Produced for Hunters Property Group. REF: 1402570

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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